BILL GARRETT, Davidson County
Trans:T20110019026 DEEDWARR
Recvd: 04/01/11 09:29 2 pgs
Fees:13.00 Taxes:299.70
20110401-0025007

CASH DEED FOR TENNESSEE

FHA Case No. 483-377680

Prepared by & Return to: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

This Indenture, made and entered into this **16th day of March, 2011**, by and between Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, and **Charles L. Pickney Jr , Married** and **Value Properties LLC**, their heirs and assigns, party(ies) of the second part, *a Tennessee Limited Liability Company

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the **County Davidson**, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 26, AS SHOWN ON THE MAP ENTITLED HICKORY VALLEY, SECTION 2, OF RECORD IN BOOK 4175, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Property Address: 5429 Country Dr
Nashville, TN 37211

Owner's Name: **Charles L. Pickney Jr**
Value Properties LLC
Owner's Address: 4914 Timberdale Dr

Nashville, TN 37211

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 16205013800
THIS DEED IS NOT TO BE IN EFFECT UNTIL: March 16, 2011

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated **March 23, 2010**, and recorded at **Instrument No. 20100928-0077003** in the Register's Office of **Davidson County**, Tennessee.

To Have and to Hold the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, their heirs and assigns in fee simple forever.

Said Conveyance is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also **Subject** to any state of facts which an accurate survey of said property would show.

And the Said party of the first part does hereby covenant with the said party(ies) of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he/she has a good right to sell and convey the same; that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons, claiming same, by, through or under him but no further or otherwise.

In Witness Whereof the undersigned has set his/her hand and seal as a principal and/or officer of HomeTelos, LP, Asset Manager of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43, 171 (July 26, 2005).

Signed, sealed and delivered in the The Secretary of Housing and Urban Development of

presence of:

Washington, D.C., and/or his/her successors and/or assigns
By: HomeTelos, LP

By: Fonda Redford
Authorized Signatory

State of TN
County of Davidson

On the 14th day of March, 2011, before me the undersigned Notary Public of the State and County aforesaid, appeared Fonda Redford with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath , acknowledged himself/herself to be a authorized signatory of HomeTelos, LP, said company being an authorized signatory for the Secretary of Housing and Urban Development, the within named bargainor, and that he/she as such authorized signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as an authorized signatory.

My Commission Expires: 6/18/13

Notary Public

ROBBIE L. WAGNER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$81,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

April Turner
Affiant

Subscribed and sworn to before me this 16th day of March, 2011.

My Commission Expires: 7-7-14

Katrinna D. Mathis
(Seal)
Notary Public

KATRINNA D. MATHIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014

When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy W #103
Smyrna, TN 37167